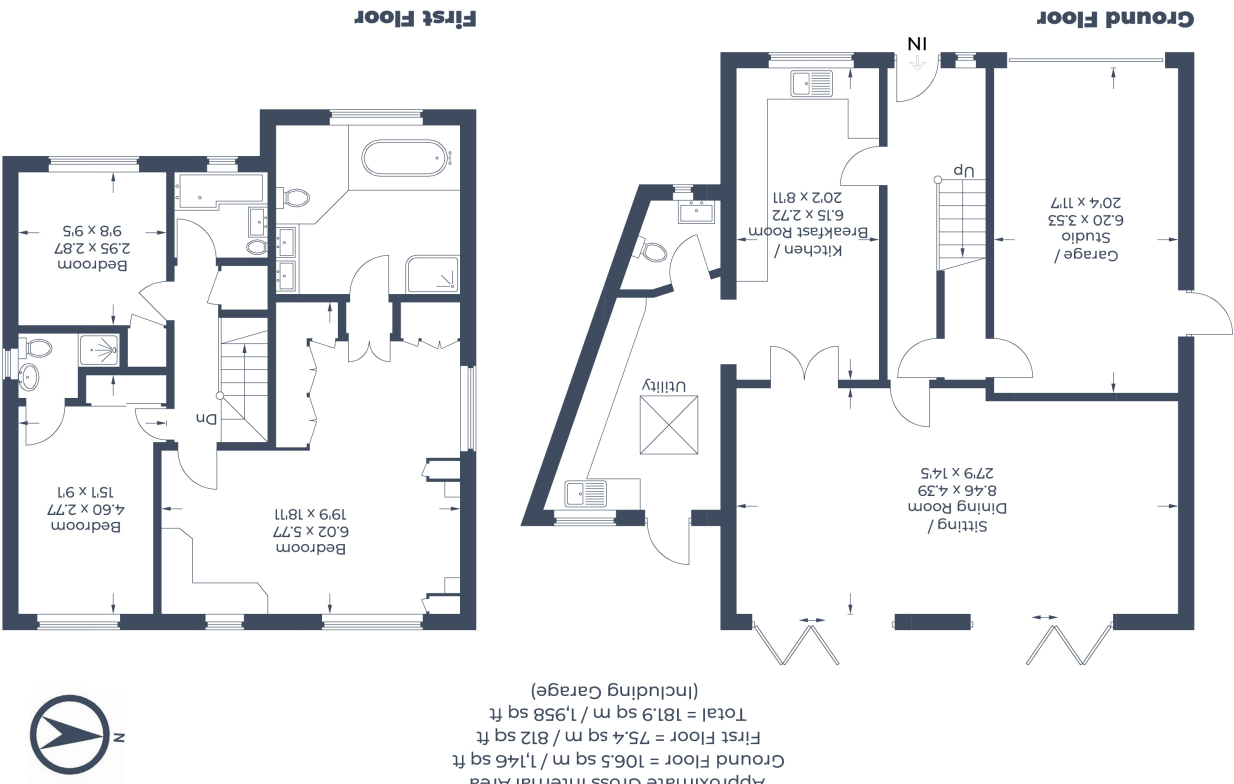


Energy Efficiency Rating	
Current	Potential
84	84
Energy Efficiency Rating	
Very energy efficient - lower running costs	
A	
(91-100)	
B	
(81-90)	
C	
(69-80)	
D	
(55-68)	
E	
(49-54)	
F	
(39-48)	
G	
(1-38)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
2020/1/10	

Illustration for identification purposes only.
measurements are approximate, not to scale.
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6 Farcet Close, Eaton Ford, St Neots, Cambridgeshire PE19 7QS £525,000

- EXTENDED DETACHED FAMILY HOME.
- LARGE PRINCIPLE BEDROOM WITH LUXURIOUS EN-SUITE BATHROOM
- EN-SUITE SHOWER ROOM TO SECOND BEDROOM.
- GENEROUS GARDEN WITH SUMMERHOUSE
- VERY WELL PRESENTED THROUGHOUT.
- CROSSHALL SCHOOL CATCHMENT - WITHIN WALKING DISTANCE
- LARGE UTILITY/LAUNDRY ROOM.
- SOLAR PANELS & BATTERY STORAGE
- OVERSIZED GARAGE & AMPLE OFF ROAD PARKING
- 1722 SQFT / 160 SQM.

Introduction

A RARELY AVAILABLE, EXTENDED & VERY GENEROUSLY PROPORTIONED DETACHED HOUSE situated in a cul-de-sac location within this desirable residential area.

On the ground floor there is a spacious SITTING ROOM & DINING ROOM as well as a very well appointed KITCHEN BREAKFAST ROOM and separate UTILITY/LAUNDRY ROOM with underfloor heating and a CLOAKROOM/W.C. The OVERSIZED GARAGE can be conveniently accessed from the Entrance Hall.

Upstairs the PRINCIPLE BEDROOM is extended and a very well fitted with furniture. The large EN-SUITE BATHROOM is fitted with a double SPA BATH, separate double shower, twin vanity with two wash basins and W.C. The SECOND/GUEST BEDROOM also benefits from an EN-SUITE SHOWER ROOM.

The garden is fully enclosed, laid to lawn and larger than expected. There is a PATIO AREA WITH PERGOLA and a good sized SUMMER HOUSE with power connected.

This property benefits from SOLAR PANELS & BATTERY STORAGE.

Situated within walking distance to the Crosshall Schools and close to the local Supermarket and St Neots town centre.

Ground Floor

Accommodation

Door with frosted side light window to

Entrance Hall

coved ceiling with spot lighting, stairs to the First Floor Landing, radiator, wood flooring, personal door to Garage

Kitchen Breakfast Room

base and eye level cupboards, drawer units, Quartz work surfaces with stainless steel sink inset, water softener, Neff fan assisted double electric oven, five burner gas hob and extractor, plumbing for dishwasher, space for American style fridge freezer, TV point, window to the front aspect, coved ceiling with spot lighting, part glazed double doors to the Lounge & Dining Room

Utility Room

base and eye level cupboards, work surface with stainless steel single drainer sink unit, plumbing for washing machine, space for tumble dryer, space for fridge, vaulted ceiling with skylight window and spot lighting, underfloor heating, window to the rear aspect, glazed door to the rear garden

Cloakroom

W.C, vanity unit with wash basin, window to the front aspect

Lounge & Dining Room

coved ceiling with spot lighting, two sets of bi-fold doors to the rear garden, window to the side aspect, wall light points, TV point, two radiators

First Floor

First Floor Landing

coved ceiling with spot lighting, airing cupboard with hot water cylinder, loft access with retractable step ladder and boarding, power & light

Principle Bedroom

windows to the side and rear aspect, fitted furniture to include wardrobes, dressing table and chest of drawers, air-conditioning, two radiators, coved ceiling with spot lighting, wall light points

En-Suite Bathroom

luxury double Spa bath, large shower, W.C, vanity unit with twin wash basins, two towel radiators, coved ceiling with spot lighting, frosted window

Bedroom Two

window to the rear aspect, coved ceiling, radiator, built in double wardrobe, TV point, air-conditioning

En-Suite Shower Room

fully tiled shower, W.C, pedestal wash basin, radiator, frosted window

Bedroom Three

window to the front aspect, coved ceiling, radiator, built in wardrobe

Bathroom

bath with mixer tap and shower attachment, pedestal wash basin, W.C, towel radiator, frosted window

Outside

Garden & Parking

driveway to the front with ample parking for four vehicles. The rear garden is fully enclosed, a generous size and is laid mainly to lawn with mature shrubs and trees surrounding. There is a paved patio entertaining area with pergola and sunken lighting, a SUMMERHOUSE with power connected and a garden store. Outside power points, tap and lighting.

Garage

an oversized single Garage with electric remote controlled up and over door, power, light, gas fired boiler, part glazed PVCu door to the rear garden, personal door to the Entrance Hall

AGENTS NOTE

This property benefits from SOLAR PANELS, INVERTER & BATTERY STORAGE - specification as follows -

14 Solar Panels 5.88kW
Inverter (5kW)
Batteries (7.2kW)

